damage to the Common Properties or equipment caused by any resident or a resident's guests shall be repaired at the expense of the Owner involved.

3. **SIGNS**

No sign of any kind shall be displayed to the public view on the properties, except only one sign, if not more than 12" X 14" displaying the words "open house", during daylight hours while someone is in a unit, may be approved by the Association, (in locations and in accordance with design standards approved by the Association Board). No sign of any kind shall be permitted to be placed inside or on the outside walls of any building or on any fences in the subdivision, nor on the Common Properties, nor on any entryways or vehicles within the subdivision.

4. **ADDITIONAL STRUCTURES**

4.1 No tents, shacks, tanks, temporary or accessory buildings or structures shall be permitted in the subdivision at any time or used at any time as a residence, either temporarily or permanently.

4.2 No swimming pools or patios shall be permitted except those patios included as part of the original structure when the Units were constructed.

5. **SOLICITATION – COMMERCIAL ENTERPRISE**

There shall be no solicitation by any person anywhere in the subdivision for any cause, charity or any purpose whatsoever, unless specifically authorized in writing by the Board of Directors. No commercial enterprise shall be conducted in the subdivision or from one's home, except so long as its use conforms to the zoning regulations, is not detectable by sight, sound or smell, and does not increase traffic within the subdivision.

6. **FENCES**

Fences are not permitted.

7. **LOT MAINTENANCE**

All Lots must be kept clean and free from equipment, debris and unsightly structures. In case of failure of the Owners to do so, the Association reserves the right to enter upon all Lots, mow the grass, clean the Lot and remove unsightly structures and to charge the occupants or Owners for the cost of services performed.

ISSUE #1

8. **OCCUPANCY**

All units shall be used for single-family residential purposes only, as set forth in the Declarations.

9. **CLOTHESLINES**

No clotheslines or clothes racks are permitted.



MARKUP #1 ->

**MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE** — BOARD & COUNSEL REVIEW

**Sec. OCCUPANCY (p. 2): Covenant prohibits clotheslines in direct violation of Fla. Stat. § 163.04.**

**Statutory / Legal Reference: Fla. Stat. § 163.04**

Statutory Comparison: Florida Statute § 163.04 renders null, void, and unenforceable any deed restriction, covenant, or rule that prohibits or has the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources.

**CURRENT WORDING IN DOCUMENT:**
OCCUPANCY All units shall be used for single-family residential purposes only, as set forth in the Declarations. CLOTHESLINES No clotheslines or clothes racks are permitted. 10. EXTERIOR ANTENNAS No exterior antennas or satellite dishes shall be permitted on common property.

**SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):**
**Pursuant to Fla. Stat. § 163.04, solar collectors and clotheslines shall not be prohibited, subject only to reasonable architectural guidelines regarding placement that do not impair performance.**